

Meeting #1

MINUTES OF THE VILLAGE OF ATLANTIC BEACH
BOARD OF ZONING APPEALS MEETING
65 THE PLAZA, ATLANTIC BEACH, NY 11509

JANUARY 19, 2017

CALL TO ORDER

At 8:00 PM Chairman Anthony Siniscalchi called the meeting to order.

ROLL CALL

Present were:

Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Steven Watkins

Village Attorney Charles S. Kovit
Building Inspector Steve Cherson
Village Clerk Emily Siniscalchi
Court Reporter Linda Caffera

Absent: Commissioner Allan Jacobs - EXCUSED
Alternate Commissioner Jesse Lunin-Pack - EXCUSED

Village Clerk Emily Siniscalchi read the procedure that we will be following for this meeting.

Village Clerk Emily Siniscalchi said anyone that wishes to speak tonight must sign in.

Village Clerk Emily Siniscalchi said the approval for the following would take place at the end of this meeting.

- Approval of Minutes
- Approval of Findings of Facts

Chairman Siniscalchi asked Steve Cherson to state the relief the applicant is seeking.

Case # 17303 - Bay Ana LLC, 1590 Bay Boulevard (Avi & Gail Friedman)

Modify existing BZA granted application #16297 to construct a two story single family dwelling

Request for variance from the following sections of the Zoning Code of the Village of Atlantic Beach, NY also known as Section 58, Block 85, Lots 1, 2, 4, 5, 103, 203 and 204 on the Nassau County Land and Tax Map.

Article V "C" Residence District
§250-37 Front Yards

B. In case of a corner lot, a front yard shall be required on each street, and, notwithstanding the foregoing, each front yard shall be not less than 25 feet.
Proposed front yard setback on Bay Boulevard: 17'-3.6" feet

Chairman Siniscalchi asked if there was anyone else to speak for

Sworn in was Christopher Kitterman, Architect, Deborah Berke Partners, 220 Fifth Avenue, New York, NY 10001, representing Avi & Gail Friedman. Mr. Kitterman gave an overview to the Board the proposed modification and submitted into evidence exhibits.

Case # 17303 - Bay Ana LLC, 1590 Bay Boulevard (Avi & Gail Friedman)
(Continued)

Chairman Siniscalchi asked if there was anyone to speak against.

Sworn in was Dr. Neal Flomenbaum, 1585 Bay Boulevard, Atlantic Beach, NY 11509. His house is directly across from 1590 Bay Boulevard. On December 3, 2016 the tree was removed and submitted into evidence were photographs.

Mr. Kitterman came back to the podium and said they had an arborist look at the tree and believes the contractor submitted a letter to the village stating the roots of the tree are too close to the house and removing the foundation would damage the roots of the tree.

Next to be sworn in was Thomas Catania and had questions about the driveway.

Commissioner Baessler moved the adoption of the following:

RESOLVED, to grant Case # 17303 with a modification to provide a setback area on Bay Boulevard of not less than 20', with substitute plans incorporating the modification deemed sufficient for that purpose by the Building Inspector.

The foregoing was seconded by Commissioner Watkins and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Steven Watkins

Noes: None

APPROVAL OF FINDINGS OF FACTS

Each member of the Board was given a copy of the Findings of Fact and given an opportunity to review and correct.

Commissioner Watkins moved the adoption of the following:

RESOLVED, to accept the Findings of Facts for the following case as written by the Village Clerk:

Case # 16301 - Gail Propp, 81 Vernon Avenue
Sub-divide existing parcel and maintain existing dwelling on a lesser lot

Case # 16302 - Brynde & Frank Berkowitz, 30 Cayuga Avenue
Proposed rafter tails to extend 48 inches beyond the face of the structure.

The foregoing was seconded by Commissioner Baessler and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Steven Watkins

Noes: None

APPROVAL OF MINUTES

Each member of the Board was given a copy of the Minutes and given an opportunity to review and correct.

Commissioner Baessler made a motion to accept the minutes of December 15, 2016 as written by the Village Clerk – seconded by Chairman Siniscalchi and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner Steven Watkins
Commissioner George Cornish

Noes: None

ADJOURNMENT

At 8:45 PM Chairman Siniscalchi made a motion to adjourn.

The foregoing was seconded by Commissioner Watkins and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Steven Watkins

Noes: None

Emily Siniscalchi

Emily Siniscalchi, Village Clerk